179.0	0002	0009.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 647,800 / 647,800
					USE VALUE: 647,800 / 647,800
					ASSESSED: 647,800 / 647,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
231		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HILDEBRANDT MARY G
Owner 2:	
Owner 3:	
Street 1:	231 SYLVIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,703 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 1432 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5703.000	234,000		413,800	647,800
Total Card	0.131	234,000		413,800	647,800
Total Parcel	0.131	234,000		413,800	647,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.37 | /Parcel: 452.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121317
GIS Ref
GIS Ref
Insp Date 06/12/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	234,000	0	5,703.	413,800	647,800	647,800	Year End Roll	12/18/2019
2019	101	FV	198,100	0	5,703.	407,900	606,000	606,000	Year End Roll	1/3/2019
2018	101	FV	198,100	0	5,703.	313,300	511,400	511,400	Year End Roll	12/20/2017
2017	101	FV	185,700	0	5,703.	295,500	481,200	481,200	Year End Roll	1/3/2017
2016	101	FV	185,700	0	5,703.	271,900	457,600	457,600	Year End	1/4/2016
2015	101	FV	174,200	0	5,703.	254,200	428,400	428,400	Year End Roll	12/11/2014
2014	101	FV	174,200	0	5,703.	234,100	408,300	408,300	Year End Roll	12/16/2013
2013	101	FV	174,200	0	5,703.	234,100	408,300	408,300		12/13/2012

!14059!

PRINT

Date	Time
12/11/20	03:56:28

LAST REV

Date	Time
06/22/17	18:12:02
danam	
14059	

USER DEFINED

Prior Id # 1:	121317
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20889-216		11/1/1990		183,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2016	757	Dormers	40,000					EXPAND DORMER FOR
10/25/2010	2192	Addition	70,000					ADD IN REAR/REDO F
8/10/1998	592	Add Bath	9,000					ADD BATH/EXT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2017	Meas/Inspect	DGM	D Mann
6/12/2017	Permit Visit	DGM	D Mann
10/17/2008	Meas/Inspect	345	PATRIOT
3/9/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	264	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5703		Sq. Ft.	Site		0	70.	1.04	6									413,761						413,800	

Total AC/HA: 0.13092 | Total SF/SM: 5703 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 413,761 | Spl Credit | Total: 413,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	79500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317969
Depreciation:	83944
Depreciated Total:	234025

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

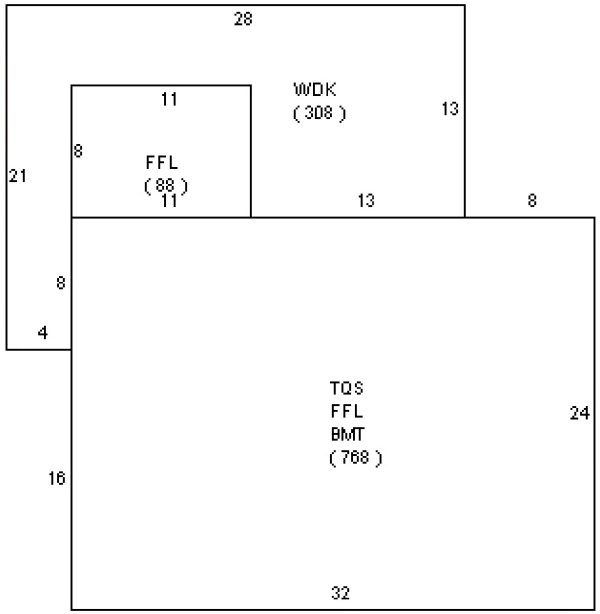
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	93.30
Final Total:	234000	Val/Su SzAd	163.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	856	141.740	121,326
BMT	Basement	768	42.520	32,656
TQS	3/4 Story	576	141.740	81,640
WDK	Deck	308	9.250	2,848

Net Sketched Area:	2,508			Total:	238,470
Size Ad	1432	Gross Are	2700	FinArea	1432

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

179.0-0002-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	